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THE TOWN OF COLMA

PROPOSED GENERAL PLAN

INTRODUCTION

City planning

Colma

The city of the Town of Colma is an incorporated city serving San Francisco and San Mateo counties primarily by providing memorial parks and related services. Located in the hills immediately south of San Francisco, almost the entire city is an open space area in the midst of the densely populated highly urbanized San Francisco Peninsula. The Town is constantly striving to retain this unique quality.

A long range, comprehensive plan for the physical development for the Town of Colma is necessary in order to produce and retain those qualities which enhance a community. The General Plan of the Town of Colma is to be divided into separate, interrelated elements. Each element is directed to a category of the community's in relationship to the other elements of the General Plan.

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LAND USE ELEMENT

Objective: The objective of the land use element is to provide a basis for the orderly use of land resources in the Town of Colma.

Standards and Principles for Land Use:

1. The following land use zones shall be established:

G - Memorial Parks and Allied Uses,
Agricultural, Recreational

I - Industrial

R - Residential

C1 - General Commercial

C2 - Limited Commercial

P - Public

2. Ultimate land use and corresponding zones shall be designated on a land use map and in a zoning ordinance.

3. Improvements within each zone shall be classified as either discretionary permitted uses or general permitted uses. Discretionary permitted uses shall be those uses that the Planning Commission and City Council may, in their discretion, permit.

General permitted uses shall be those uses that are permitted without special review by the Planning Commission or City Council.

OPEN SPACE ELEMENT

Objective: The objective of the open space element is to preserve those resources which provide man with a sense of nature, relief from overcrowding, or recreational use.

Standards and Principles for Open Space:

- 1) It shall be the policy of the Town of Colma to encourage the preservation, care and maintenance of memorial parks.
- 2) Improvements in other open spaces having an established sense of nature shall be limited to those that are necessary and unlikely to detract from the primary values of open space.
- 3) An open space area around and in connection with the Colma creek shall be established.
- 4) Open space and landscaping criteria in connection with future commercial and residential development of the city shall be required.
- 5) The creation of agricultural land preserves shall be encouraged, to the maximum extent

feasible.

HOUSING ELEMENT

Objective: The objective of the housing element is to improve the quality of future housing structures in the Town of Colma consistent with the city's character and environment.

Standards and Principles for Housing:

1) Height, bulk and density requirements should be established with respect to all housing units to be built in the town.

2) Minimum lot sizes should be established with front, back and side-yard setbacks.

3) Landscape, and open space requirements should be established with respect to all residential units.

4) Adequate off-street parking will be required for all residential units.

5) Multiple-family dwellings may be intermingled with single-family residences in the same zone.

CIRCULATION ELEMENT

Objective: The objective of the circulation element is



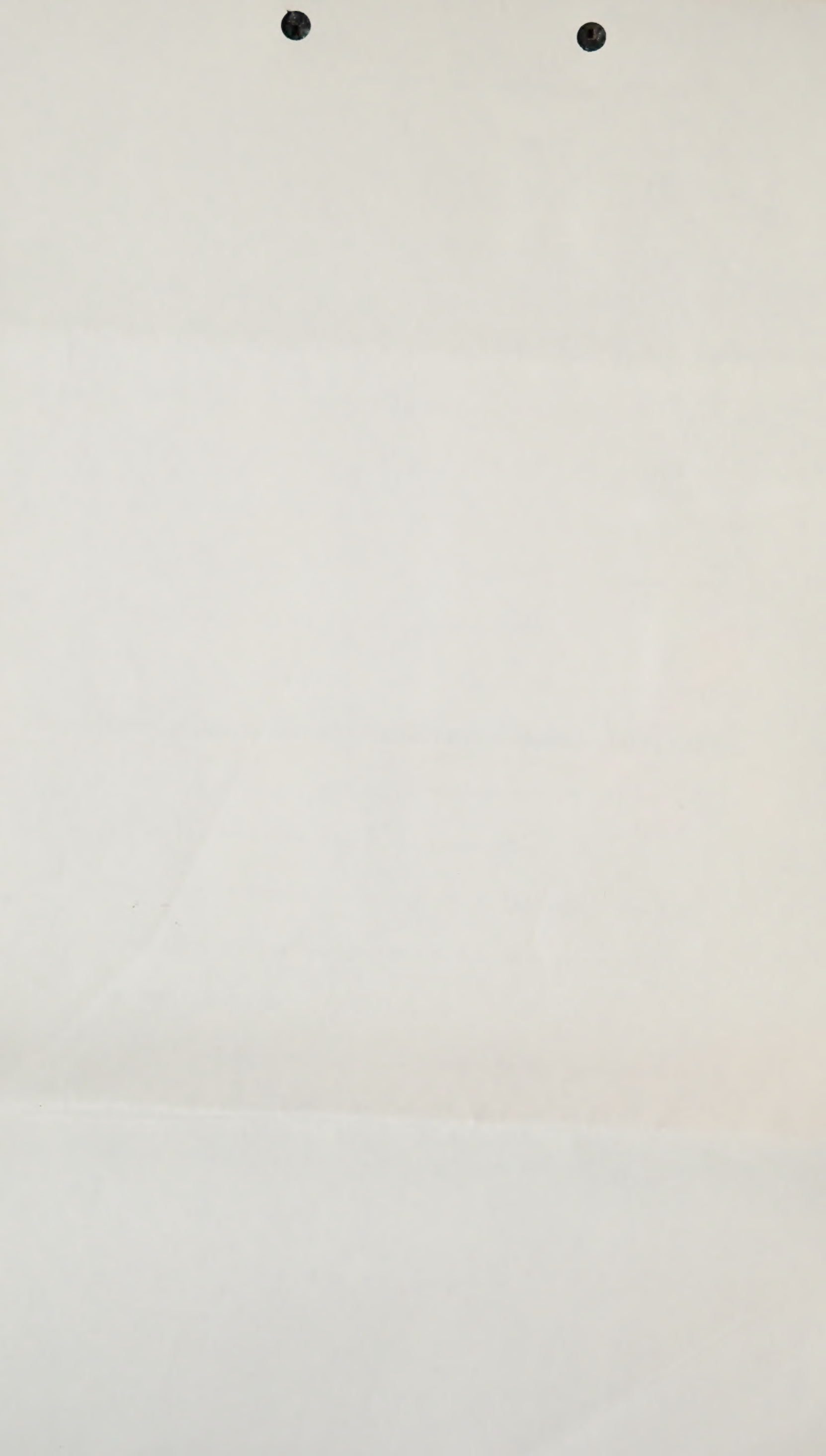
to coordinate the circulation system with those of adjacent cities and areas to provide maximum freedom of movement into and out of the Town of Colma.

Standards and Principles for Circulation:

- 1) Adequate northwest - southwest traffic routes are presently provided by Junipero Serra Boulevard, El Camino Real and Mission Road. Increasing the capability of these routes is not contemplated.
- 2) Hillside Boulevard should be improved by the County.
- 3) Adequate cross-town traffic routes are presently provided by F Street, Serramonte Boulevard and Collins Avenue. Increasing the capability of these routes is not contemplated.
- 4) The planned route for rapid transit along El Camino Real and Mission Road is approved. A rapid transit station is not needed within the Town's limits.
- 5) Traffic control devices may be added upon the recommendation of the City Engineer.

SCENIC HIGHWAY ELEMENT

Objective: The objective of the scenic highway element is a



develop the city's major north-south thoroughfares into scenic highways.

Standards and Principles for Scenic Highways:

1) El Camino Real and Juniperro Serra Boulevard should be developed as scenic highways, with landscaping in the middle and on both sides of the highways.

2) Hillside Boulevard should be developed as a scenic highway, with landscaping on both sides.

SAFETY ELEMENT

Objective: The objective of the safety element is to regulate land use and development of structures in order to provide maximum protection from fire, flood, geologic, and seismic hazards.

Standards and Principles for Safety:

1) Building design and construction are primarily regulated by the building codes of the County of San Mateo, which are deemed sufficient to provide maximum protection from fire, flood, geologic and seismic hazards. Such building code regulations shall be utilized in the Town except to the extent local conditions, as set forth in this General Plan, may require.

2) A fire code should be adopted to regulate burning within the Town limits.

3) Fire hydrants are deemed adequate at present to provide reasonable protection from fire hazards in built-up areas of the Town. Future hydrants should be located on Collins Avenue and on the north side of Serra Center. A water line should be run along Hillside Boulevard with fire hydrants tied on.

4) The Town has adopted legislation to control land use in flood plain areas. There shall be no buildings located in flood control zone F-1.

5) It shall be the policy of the Town of Colma to encourage cooperation with the Colma Creek Flood Control District further encourage the construction of proper drainage channels and silt runoff controls.

6) Seismic hazards are minimal because only the San Bruno Fault, an inactive fault, passes through Colma.

CONSERVATION ELEMENT

Objective: The objective of the conservation element is to preserve the natural areas of the Town.



Standards and Principles for Conservation:

1) Except for development in areas marked for commercial and industrial use, improvements in other open space areas having an established sense of nature should be limited to those that are necessary.

2) Public and other buildings that have an historic and architectural or aesthetic value should be preserved.

NOISE ELEMENT

Objective: The objective of the noise element is to keep noise levels at the levels now prevailing in the Town.

Standards and Principles for Noise: Traffic controls should be utilized to insure that existing noise levels will not be increased.

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